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Parliament House
Macquarie St
Sydney NSW 2000

Mr M Deeth
Chairman Menangle Community Association
10 Station St, Menangle, NSW 2568

mca@menangle.com.au

27 July 2016

Dear Mr Deeth

RE: Protection of the historical context of Menangle village

Thank you for your correspondence highlighting your concerns regarding the proposed rezoning of 38 hectares of land in the vicinity of Station Street Menangle. I have both reviewed the amended planning proposal and have visited, and am familiar with, the unique and historic Menangle village and its surrounds.

Thank you as well for the detailed addition information concerning the heritage significance of the village. I commend the detail and thoroughness of your research to the JRPP who are the certified planning authority to determine this rezoning application.

I very much share your concerns that the scale and location of the development that would be permissible if the rezoning was approved would overwhelm the heritage values of Menangle and the numerous state and locally listed heritage items in the and around the village.

Some modest and appropriate development could be located on a portion of the proposed lands. However no development should be allowed that:

- (a) Impinges on or detracts from the heritage values of Menangle village or the heritage items in the and around the village
- (b) Permits or anticipates the loss of any Cumberland Plain Woodland Critically Endangered Ecological Community (CEEC) (Shale Plains Woodland community), Shale/Sandstone Transition Forest (Low Sandstone Influence), River Flat Eucalypt Forest EEC (Alluvial Woodland and the Grey Myrtle Dry Rainforest communities) all of which are present on the subject site
- (c) In any way reduces the habitat of the four threatened bat species identified on the site, namely the Grey-headed Flying-fox, Eastern Freetail Bat, Eastern Bentwing Bat and Little Bentwing Bat, or
- (d) That significantly reduces the amount of high quality agricultural land in the region.

If any development was to be permitted by way of a rezoning, then a very substantial curtilage would be essential to protect both the natural and built heritage on and around the site. Such a curtilage is not proposed in the amended planning proposal.

I note especially that the proposed rezoning is inconsistent with the most recent regional planning document from NSW Planning, the Greater Macarthur Land Release Preliminary Strategy. That document calls for a “coordinated approach to land use planning and infrastructure” in South West Sydney. By identifying only three priority areas for rezoning in the region (none of which are the current proposal) it effectively opposes this proposed rezoning proposal.

The reason the Greater Macarthur Land Release Preliminary Strategy does not identify the area the subject of the existing rezoning proposal for future development is because, as with so much of south west Sydney, the environmental, heritage and infrastructure constraints do not support such development. As the report notes at page 2 when it is considering which parts of Greater Macarthur are viable for rezoning:

Areas outside Menangle Park, Mount Gilead and Wilton have significant infrastructure costs and environmental constraints.

I note as well that much of the departmental consideration of the current proposal pre-dates the Greater Macarthur Land Release Preliminary Strategy and therefore must be critically evaluated in light of the amended strategic planning environment.

In light of the above I would suggest the only prudent course available for the JRPP would be to refuse the planning proposal.

Thank you again for your work to protect this beautiful and unique part of the state.

Please feel free to use this correspondence in your endeavours.

Kind regards,

A handwritten signature in black ink, appearing to read 'D. Shoebridge', written in a cursive style.

David Shoebridge